

Grand Central—Prices Under **\$40 psf***



Entire 19th Floor - Existing Conditions

6 East 45th Street

Between 5th & Madison Avenues

Flexible Office Space

Great Transportation Access

Ideal Central Midtown Location





Available Space

Entire 19th Fl: 3,000 rsf

Occupancy

Immediate

Rent

~~\$57.50~~ \$49.50 psf **REDUCED**

- Tower floor with exceptional light and views; hardwood floors, exposed ceiling
- Outdoor terrace, full wet pantry with eating area, large open area
- Offering new building standard installation

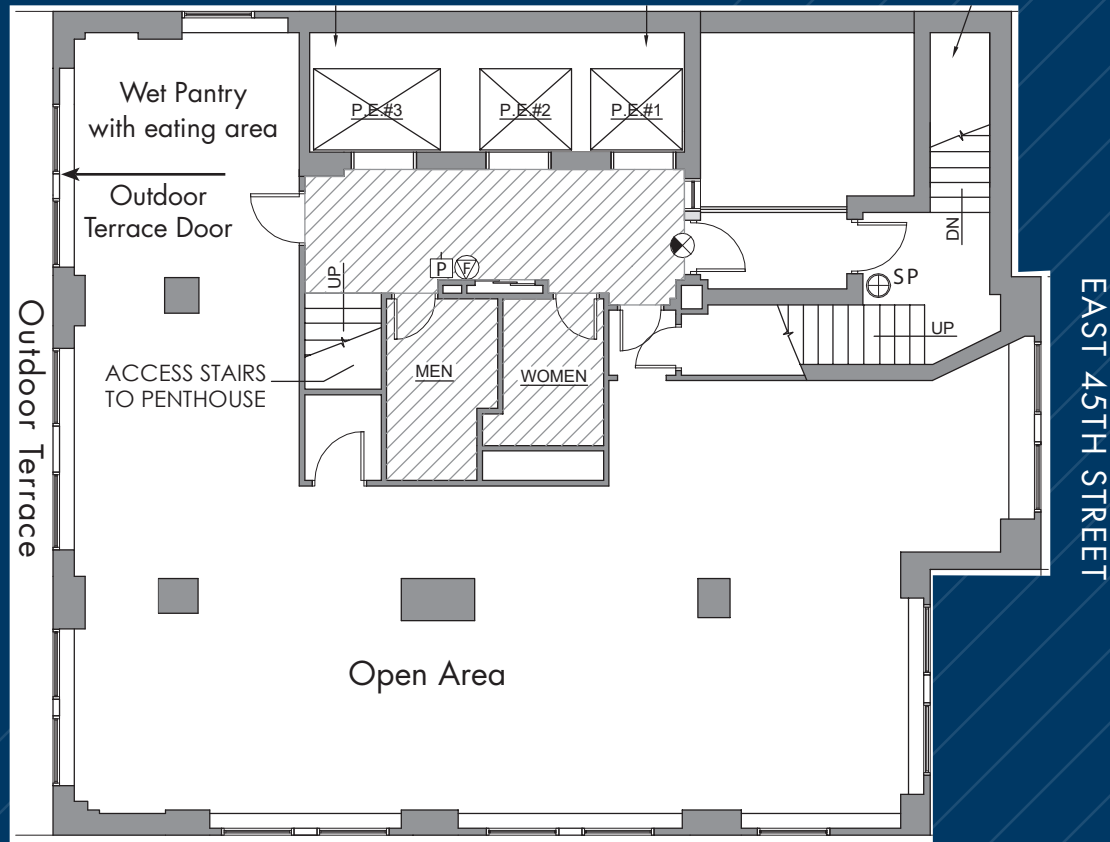
Highlights

- Boutique office building in the heart of Midtown - Close proximity to Grand Central Terminal and Bryant Park transportation hubs - 24/7 Access, Attended lobby

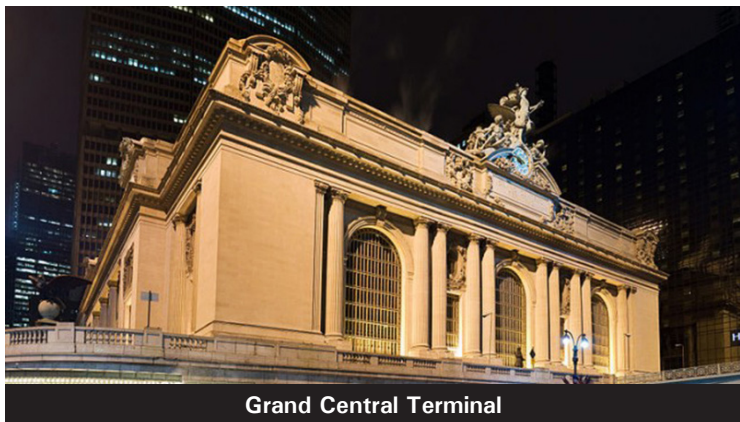
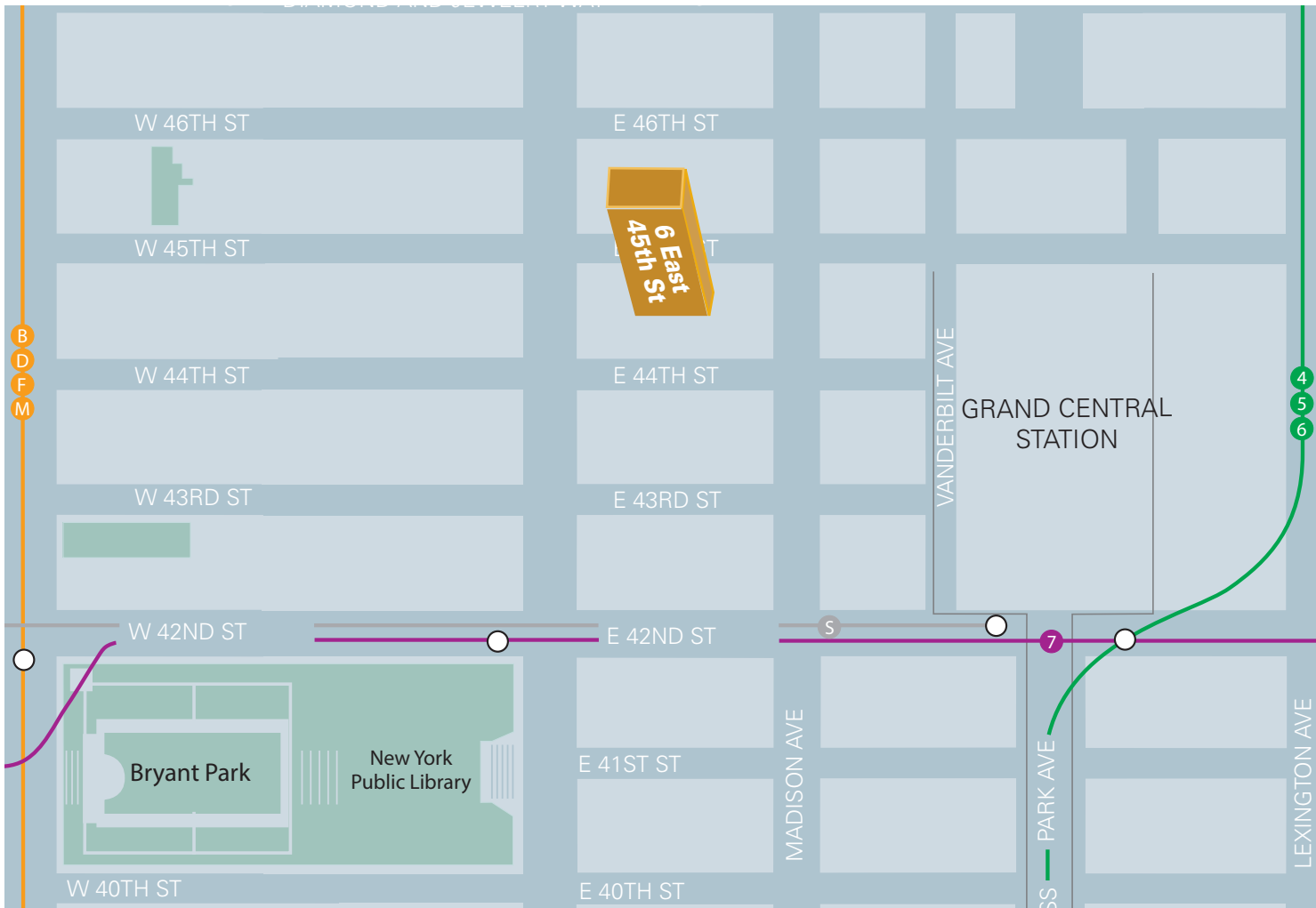
*Majority of spaces

Term: 3-5 Years

ENTIRE 19TH FLOOR - 3,000 RSF
(AS-BUILT)



(Floor plan for descriptive purposes only; not to scale.)



Grand Central Terminal



Bryant Park